

## 2004 HUD Income Limits for Clark County

### Annual Income by Household Size

| Percent of Median Income                | Number in Household |        |        |        |        |        |        |        |
|---|---------------------|--------|--------|--------|--------|--------|--------|--------|
|   | 1                   | 2      | 3      | 4      | 5      | 6      | 7      | 8      |
| <b>80% of Median</b><br>Low Income      | \$38,000            | 43,450 | 48,900 | 54,300 | 58,650 | 63,000 | 67,350 | 71,700 |
| <b>60% of Median</b>                    | 28,500              | 32,580 | 36,660 | 40,740 | 43,980 | 47,280 | 50,520 | 53,760 |
| <b>50% of Median</b><br>Very Low Income | 23,750              | 27,150 | 30,550 | 33,950 | 36,650 | 39,400 | 42,100 | 44,800 |
| <b>30% of Median</b>                    | 14,250              | 16,300 | 18,350 | 20,350 | 22,000 | 23,650 | 25,250 | 26,900 |

Portland-Vancouver PMSA Median Family Income: \$67,900

Source: U.S. Department of Housing and Urban Development, March 15, 2004

## 2004 HUD HOME Program Rent Limits for Clark County

| Rent (Monthly)                | Number of Bedrooms |     |     |       |       |       |       |
|-------------------------------|--------------------|-----|-----|-------|-------|-------|-------|
|                               | Studio             | 1   | 2   | 3     | 4     | 5     | 6     |
| <b>Fair Market Rent (FMR)</b> | \$524              | 644 | 795 | 1,106 | 1,200 | 1,380 | 1,560 |
| <b>High HOME Rent</b>         | 524                | 644 | 795 | 1,106 | 1,200 | 1,330 | 1,439 |
| <b>Low HOME Rent</b>          | 524                | 636 | 763 | 882   | 985   | 1,086 | 1,188 |

Source: U.S. Department of Housing and Urban Development, March 15, 2004

HOME Rents: One - four HOME assisted units is the lesser of the Fair Market Rent or High HOME Rent. Five or more HOME assisted units, 20% of the assisted units rent cannot exceed the Low HOME Rent and 80% cannot exceed the lesser of the Fair Market Rent or High HOME Rent. Rents include utilities. Rents must be reduced for tenant paid utilities.



# VANCOUVER HOUSING AUTHORITY

## Allowances For Tenant Paid Utilities Single Family Houses (Turn form over for apartments)

| <b>Existing Single Family</b><br>(House or Duplex Build Before 1980 With Minimum Weatherization) |             |                          |           |           |           |           |           |
|--|-------------|--------------------------|-----------|-----------|-----------|-----------|-----------|
| Utility or Service   |             | Monthly Dollar Allowance |           |           |           |           |           |
|  |             | 0 Bedroom                | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom |
| Space Heating  | Electric    | n/a                      | 51        | 64        | 78        | 93        | 104       |
|  | Natural Gas | n/a                      | 41        | 49        | 58        | 68        | 75        |
|  | Oil         | n/a                      | 51        | 64        | 78        | 92        | 103       |
| Water Heating  | Electric    | n/a                      | 18        | 23        | 27        | 32        | 37        |
|  | Natural Gas | n/a                      | 14        | 17        | 19        | 22        | 24        |
|  | Oil         | n/a                      | 14        | 18        | 21        | 25        | 28        |
| Cooking  | Electric    | n/a                      | 5         | 7         | 8         | 9         | 12        |
|  | Natural Gas | n/a                      | 4         | 10        | 12        | 13        | 15        |
| Other Electric   |             | n/a                      | 15        | 18        | 20        | 21        | 23        |
| Water  |             | n/a                      | 12        | 17        | 23        | 30        | 36        |
| Sewer  |             | n/a                      | 24        | 24        | 24        | 24        | 24        |
| Sewer – Battleground Only  |             | n/a                      | 40        | 50        | 50        | 50        | 50        |
| Trash Collection   |             | n/a                      | 13        | 13        | 17        | 17        | 17        |
| Tenant Owned Range   |             | n/a                      | 3         | 3         | 3         | 3         | 3         |
| Tenant Owned Refrigerator  |             | n/a                      | 3         | 3         | 3         | 3         | 3         |

| <b>New Single Family</b><br>(House or Duplex Build After 1980 With Maximum Weatherization) |             |                          |           |           |           |           |           |
|--|-------------|--------------------------|-----------|-----------|-----------|-----------|-----------|
| Utility or Service   |             | Monthly Dollar Allowance |           |           |           |           |           |
|  |             | 0 Bedroom                | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom |
| Space Heating  | Electric    | n/a                      | 25        | 32        | 39        | 45        | 51        |
|  | Natural Gas | n/a                      | 20        | 24        | 28        | 32        | 35        |
|  | Oil         | n/a                      | 22        | 28        | 33        | 39        | 44        |
| Water Heating  | Electric    | n/a                      | 18        | 23        | 27        | 32        | 37        |
|  | Natural Gas | n/a                      | 14        | 17        | 19        | 22        | 24        |
|  | Oil         | n/a                      | 14        | 18        | 21        | 25        | 28        |
| Cooking  | Electric    | n/a                      | 5         | 7         | 8         | 9         | 12        |
|  | Natural Gas | n/a                      | 4         | 10        | 12        | 13        | 15        |
| Other Electric   |             | n/a                      | 15        | 18        | 20        | 21        | 23        |
| Water  |             | n/a                      | 12        | 17        | 23        | 30        | 36        |
| Sewer  |             | n/a                      | 24        | 24        | 24        | 24        | 24        |
| Sewer – Battleground Only  |             | n/a                      | 40        | 50        | 50        | 50        | 50        |
| Trash Collection   |             | n/a                      | 13        | 13        | 17        | 17        | 17        |
| Tenant Owned Range   |             | n/a                      | 3         | 3         | 3         | 3         | 3         |
| Tenant Owned Refrigerator  |             | n/a                      | 3         | 3         | 3         | 3         | 3         |

| <b>Actual Family Allowance</b> | <b>Utility or Service</b> | <b>Per Month Cost</b> |
|--------------------------------|---------------------------|-----------------------|
| Name of Family                 | Space Heating             |                       |
|                                | Water Heating             |                       |
|                                | Cooking                   |                       |
| Address of Unit                | Other Electric            |                       |
|                                | Water                     |                       |
|                                | Sewer                     |                       |
|                                | Trash Collection          |                       |
| Number of Bedrooms             | Range                     |                       |
|                                | Refrigerator              |                       |
| Date                           | <b>Total</b>              | \$                    |



# VANCOUVER HOUSING AUTHORITY

## Allowances for Tenant Paid Utilities

Apartments (Turn form over for Houses)

| <b>Existing Multiplex</b>                                 |             |                          |           |           |           |           |           |
|---|-------------|--------------------------|-----------|-----------|-----------|-----------|-----------|
| (Apartment Build before 1980 With Minimum Weatherization) |             |                          |           |           |           |           |           |
| Utility or Service  |             | Monthly Dollar Allowance |           |           |           |           |           |
|   |             | 0 Bedroom                | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom |
| Space Heating   | Electric    | 30                       | 40        | 50        | 61        | 70        | n/a       |
|   | Natural Gas | 25                       | 32        | 39        | 47        | 53        | n/a       |
|   | Oil         | 29                       | 40        | 49        | 60        | 70        | n/a       |
| Water Heating   | Electric    | 13                       | 18        | 23        | 27        | 32        | n/a       |
|   | Natural Gas | 12                       | 14        | 17        | 19        | 22        | n/a       |
|   | Oil         | 10                       | 14        | 18        | 21        | 25        | n/a       |
| Cooking   | Electric    | 4                        | 5         | 7         | 8         | 9         | n/a       |
|   | Natural Gas | 4                        | 4         | 10        | 12        | 13        | n/a       |
| Other Electric  |             | 13                       | 15        | 18        | 20        | 21        | n/a       |
| Water   |             | 11                       | 11        | 16        | 21        | 27        | n/a       |
| Sewer   |             | 22                       | 22        | 22        | 22        | 22        | n/a       |
| Sewer – Battleground Only                                 |             | 38                       | 40        | 50        | 50        | 50        | n/a       |
| Trash Collection  |             | 13                       | 13        | 13        | 17        | 17        | n/a       |
| Tenant Owned Range  |             | 3                        | 3         | 3         | 3         | 3         | n/a       |
| Tenant Owned Refrigerator                                 |             | 3                        | 3         | 3         | 3         | 3         | n/a       |

| <b>New Multiplex</b>                                     |             |                          |           |           |           |           |           |
|--|-------------|--------------------------|-----------|-----------|-----------|-----------|-----------|
| (Apartment Build After 1980 With Maximum Weatherization) |             |                          |           |           |           |           |           |
| Utility or Service                                       |             | Monthly Dollar Allowance |           |           |           |           |           |
|  |             | 0 Bedroom                | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 Bedroom |
| Space Heating  | Electric    | 16                       | 21        | 26        | 32        | 37        | n/a       |
|  | Natural Gas | 14                       | 17        | 20        | 24        | 27        | n/a       |
|  | Oil         | 13                       | 18        | 22        | 27        | 32        | n/a       |
| Water Heating  | Electric    | 13                       | 18        | 23        | 27        | 32        | n/a       |
|  | Natural Gas | 12                       | 14        | 17        | 19        | 22        | n/a       |
|  | Oil         | 10                       | 14        | 18        | 21        | 25        | n/a       |
| Cooking  | Electric    | 4                        | 5         | 7         | 8         | 9         | n/a       |
|  | Natural Gas | 4                        | 4         | 10        | 12        | 13        | n/a       |
| Other Electric   |             | 13                       | 15        | 18        | 20        | 21        | n/a       |
| Water  |             | 11                       | 11        | 16        | 21        | 27        | n/a       |
| Sewer  |             | 22                       | 22        | 22        | 22        | 22        | n/a       |
| Sewer – Battleground Only                                |             | 38                       | 40        | 50        | 50        | 50        | n/a       |
| Trash Collection   |             | 13                       | 13        | 13        | 17        | 17        | n/a       |
| Tenant Owned Range                                       |             | 3                        | 3         | 3         | 3         | 3         | n/a       |
| Tenant Owned Refrigerator                                |             | 3                        | 3         | 3         | 3         | 3         | n/a       |

| <b>Actual Family Allowance</b> |  | Utility or Service | Per Month Cost |
|--------------------------------|--|--------------------|----------------|
| Name of Family                 |  | Space Heating      |                |
|                                |  | Water Heating      |                |
|                                |  | Cooking            |                |
| Address of Unit                |  | Other Electric     |                |
|                                |  | Water              |                |
|                                |  | Sewer              |                |
|                                |  | Trash Collection   |                |
| Number of Bedrooms             |  | Range              |                |
|                                |  | Refrigerator       |                |
| Date                           |  | <b>Total</b>       | \$             |